



**11 THE
RUSHES, MARKFIELD LE67
9WW**

£165,000
FREEHOLD



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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



JUDGE ESTATE AGENTS ARE PLEASED TO BRING TO THE MARKET THIS ONE-BEDROOM TERRACED BUNGALOW, SITUATED WITHIN THE POPULAR VILLAGE OF MARKFIELD. REQUIRING MODERNISATION, THE PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY FOR A BUYER TO CREATE A HOME TO THEIR OWN TASTE AND WOULD BE WELL SUITED TO A FIRST-TIME BUYER, DOWNSIZER OR INVESTOR. THE ACCOMMODATION COMPRISES AN ENTRANCE PORCH, SPACIOUS LIVING ROOM, KITCHEN, INNER HALLWAY, DOUBLE BEDROOM AND SHOWER ROOM. OUTSIDE, THE PROPERTY BENEFITS FROM FRONT AND REAR GARDENS, TOGETHER WITH A GARAGE PROVIDING OFF-ROAD PARKING OR USEFUL STORAGE.

AN INTERNAL VIEWING IS RECOMMENDED TO APPRECIATE THE ACCOMMODATION AND POTENTIAL AVAILABLE.



ENTRANCE PORCH

Accessed via an external entrance door, with a further door leading into the living room.

LIVING ROOM 15'3" x 10'7"

A generously sized reception room with a window to the front elevation, radiator, wood-effect flooring and a feature stone fireplace with matching hearth and display plinth. A door leads through to the inner hallway.

HALLWAY

Providing access to the kitchen, bedroom and shower room.

KITCHEN

Fitted with a range of wall and base units, work surfaces and a stainless-steel sink and drainer. There is plumbing for a washing machine, space for further appliances, a large window overlooking the rear garden and an external door providing access outside. The kitchen requires modernisation.

BEDROOM

A good-sized double bedroom with a window to the front elevation and a radiator.

SHOWER ROOM

Fitted with a corner shower enclosure, low-level WC and pedestal wash hand basin. There is also a radiator, tiled flooring, partially tiled walls and an obscure-glazed window to the rear elevation.

STORAGE CUPBOARD

A useful built-in storage cupboard accessed from the inner hallway.

OUTSIDE

A lawned front garden with a pathway leading to the entrance of the property.

REAR GARDEN

The enclosed rear garden has been designed with ease of maintenance in mind, being mainly gravelled with paved pathways, established shrubs and planting. There is also gated rear access and a timber storage shed.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

ANTI MONEY LAUNDERING

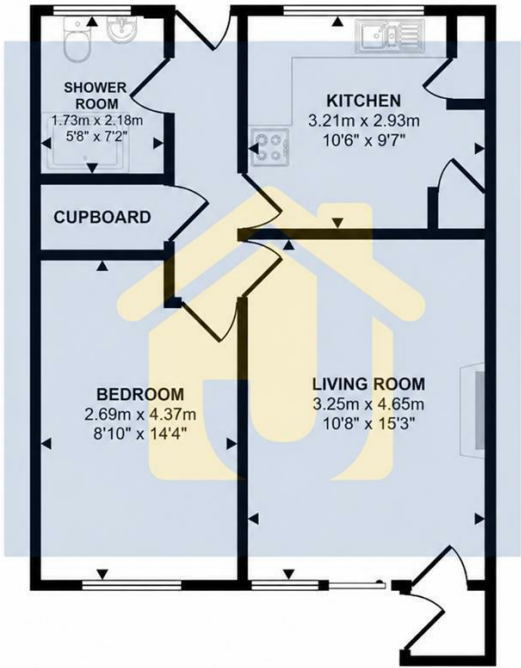
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

DISCLAIMER

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £40 per purchaser will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.



Approx Gross Internal Area
48 sq m / 519 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MEASUREMENTS

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VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.

We always like any potential purchaser to follow our four steps:

- 1 Read property description**
- 2 Look at floorplan**
- 3 Watch our virtual viewing video**
- 4 Please provide and assist proof of affordability**

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

LET'S TALK

 0116 236 7000  judgeestateagents.co.uk  sales@judgeestateagents.co.uk  13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ



All properties are listed on Rightmove, Zoopla & our website.



TERMS & CONDITIONS

Money laundering

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1. Money laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.